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Offers Over

**£130,000**

# 1 Engine Road

Gorebridge | Midlothian | EH23 4AA

Fantastic opportunity to acquire this lovely one-bedroom upper villa, pleasantly positioned within the popular residential district of Gorebridge. Close to excellent day-to-day amenities and well-connected transport links, the property will appeal to a wide range of purchasers including first-time buyers, young couples, and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private garden
-  Residents parking
-  EPC Band - C
-  Council Tax Band - A



## Description

The accommodation is accessed via an entry staircase leading to the front-facing lounge/diner which enjoys a bright and airy atmosphere with ample space for both lounge and dining furniture. The kitchen is well laid out and fitted with a range of integrated and freestanding white goods, complemented by partial tiling and both under-unit and over-cabinet lighting, creating a practical yet inviting workspace. The double bedroom is quietly located to the rear and features a large integrated double wardrobe with sliding mirrored doors, providing excellent storage. A central hallway offers further storage with a shelved cupboard and a large additional cupboard housing the boiler along with extra space for household items. The bathroom is finished with full wall panelling and includes a shower over the bath with rainfall head, a stylish vanity unit, and a heated towel rail.

Further benefits include gas central heating and double glazing throughout.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Gardens & Parking

Externally, there is small private garden area to the front, along with residents' parking located to the rear.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge, freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





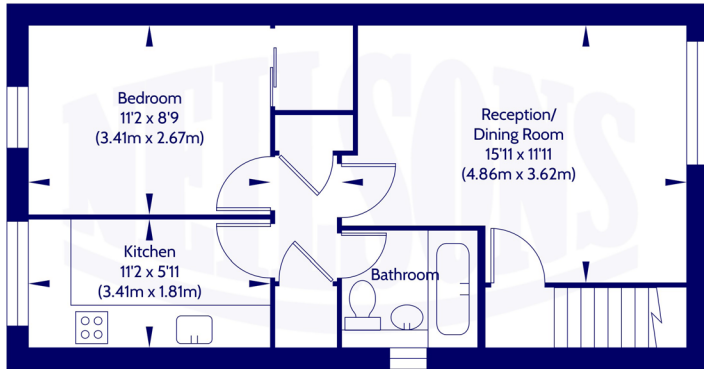


## Location

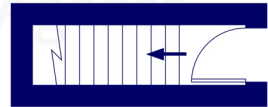
Gorebridge is a popular and well-established Midlothian town, located approximately 11 miles south of Edinburgh, offering a blend of semi-rural charm and excellent commuter convenience. The area is well served by a variety of local amenities, including supermarkets, independent shops, cafés, and takeaways, as well as nurseries and primary schools, making it particularly attractive to families and first-time buyers. For commuters, Gorebridge benefits from its own railway station on the Borders Railway, providing a regular and direct service to Edinburgh Waverley in around 30 minutes. The A7 and city bypass are also easily accessible, giving straightforward links to Edinburgh, the airport, and further afield. Surrounded by open countryside, the town offers plenty of opportunities for walking, cycling, and enjoying the outdoors, including the nearby Vogrie Country Park, with its woodland trails, play areas, and café. A short drive brings you to larger shopping centres in Dalkeith and Fort Kinnaird, while nearby towns such as Newtongrange and Bonnyrigg provide further amenities and leisure options. Gorebridge continues to grow in popularity, thanks to its community feel, transport links.



Approx. Gross Internal Floor Area 45 Sq M / 480 Sq Ft.



1st Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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